



### Tenure

Freehold.

### Location

Uttoxeter is a market town situated some 16 miles north-east of Stafford, 16 miles south-east of Stoke-on-Trent, 19 miles west of Derby and is well known for its racecourse. The town is situated at the junction of the A50 and A518 trunk roads.

The property is situated on the east side of High Street in the heart of Uttoxeter town centre. High Street has been pedestrianised with access only permitted for authorised vehicles. Access to the A518 (Town Meadows Way) and Uttoxeter Railway Station all lie within 0.5 miles south-east of the property.

Occupiers close by include Boots Chemist, Greggs (both adjacent), Barclays, Specsavers (opposite), WH Smith and William Hill amongst many other high profile and local traders.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation arranged over the first floor. To the rear is car parking for 2 cars.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>8.93 m</b>	<b>(29' 4")</b>
<b>Net Frontage</b>	<b>8.22 m</b>	<b>(26' 11")</b>
<b>Ground Floor</b>	<b>148.3 sq m</b>	<b>(1,596 sq ft)</b>
<b>First Floor</b>	<b>65.1 sq m</b>	<b>(700 sq ft)</b>

NB. Measurements provided by the Vendor.

### Tenancy

The entire property is at present let to BOOTS OPTICIANS PROFESSIONAL SERVICES LTD for a term of 10 years from 8th April 2015 at a current rent of £27,500 per annum. The lease provides for an upward only rent review at the fifth year of the term and contains full repairing and insuring covenants.

(1) There is a tenant break option at the end of the fifth year of the term subject to six months' notice. If exercised, the tenant will incur a three month rent penalty.

(2) There is a rent free period which expires on 7th April 2016.

The Vendor will top-up the rent from completion to 7th April 2016 such that the buyer in effect receives £27,500 p.a. from completion.

### Tenant Information

No. of Branches: 600+.

Website Address: [www.boots.com/en/opticians](http://www.boots.com/en/opticians)

For the year end 31st March 2014, Boots Professional Services Ltd reported a pre-tax profit of £24,727,000, shareholders funds of £112,116,000 and a net worth of £63,803,000 (Source: Experian 10/06/2015).

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

EPC Rating 90 Band D (Copy available on website).

## Uttoxeter

### 8 High Street

### Staffordshire

### ST14 7HT

- **Freehold Shop Investment**
- Established town centre location
- Entirely let to Boots Opticians Professional Services Ltd on a new 10 year lease
- Rent Review 2020
- Reversion 2025 (1)
- Current Rent Reserved  
**£27,500 pa <sup>(2)</sup>**

**SIX WEEK COMPLETION AVAILABLE**

